

Development Projects Weekly Report for 4/13/2010

This weekly report provides a listing of new and existing development projects under review by Community Development. In order to research or track a specific project, it is important to have the project name and case number which is assigned at the time of application submittal.

The applications and proposed plans, staff reports and final decision for projects listed below are available for public review at our offices or may be viewed on our Web site at www.clark.wa.gov/commdev/active-landuseN.html.

If you have questions about a particular type of permit and the review process, you may view information for each type of permit on our Web site at www.clark.wa.gov/commdev/applicationsN.html.

You may also request a copy of these materials at our offices located in the Public Services Center, first and third floors, 1300 Franklin Street, Vancouver, Washington.

Pre-application conferences

Community Development requires a pre-application conference before it will accept a formal application for projects requiring public notice and/or hearings. The conference provides an opportunity for the property owner or developer to explore their situation with county staff. Member of the public may attend however our schedule does not allow for public comment during this time.

Type I Administrative Decisions – routine staff review

Type I applications involve minor changes and do not require public notice or public hearings. These projects are handled “over the counter” as a matter of routine. Type I projects are not listed on this report. Decisions may be appealed to a land use hearings examiner and subsequently to the Board of Clark County Commissioners. Board decisions may be appealed to Superior Court. For more information contact our office at (360) 397-2375, ext. 4489.

Type II Administrative Decisions – includes public notice

Type II projects require public notice and county staff approval but do not require public hearings. Community Development determines whether a Type II proposal meets relevant code requirements. The proposal may result in approval, approval with conditions or denial. Decisions can be appealed to a land use hearings examiner and subsequently to the Board of Clark County Commissioners. Board decisions may be appealed to Superior Court.

Type III Proposals for Public Hearing

Type III applications require public notice and public hearings. After reviewing the proposal, Community development prepares a staff report with recommendations to the hearings examiner. The examiner will conduct a public hearing to determine if the proposal meets relevant

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Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/commdev/applicationsN.html
Clark County Code: www.codepublishing.com/wa/clarkcounty.html



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: (360) 397-2025
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

code requirements. The proposal may result in approval, approval with conditions or denial. Decisions may be appealed to the Board of Clark County Commissioners. Board decisions may be appealed to Superior Court.

Please note: All public hearings are held at 6:00 pm in the BOCC Hearing Room on the sixth floor of the Public Services Center, 1300 Franklin Street, Vancouver, Washington. You may find public hearing agendas on our Web page at www.clark.wa.gov/commdev/agendasN.asp

Appeals

Type I and II decisions may be appealed to a land use hearings examiner and subsequently to the Board of Clark County Commissioners. Board decisions may be appealed to Superior Court. Appeals must be filed within fourteen (14) calendar days of the decision date.

Appeals of Type I and II decisions may be filed at the Community Development Permit Center located on the first floor of the Public Services Center, 1300 Franklin Street, Vancouver, Washington.

The appeal may also be mailed to:
Clark County Community Development Services
P.O. Box 9810
Vancouver WA 98666-9810

Type III decisions may be appealed to the Board of Clark County Commissioners. Appeals must be filed within fourteen (14) calendar days of the decision date.

Appeals of Type III decisions must be mailed or hand delivered to the Board of Clark County Commissioners. They are located on the sixth floor of the Public Services Center, 1300 Franklin Street, Vancouver, Washington.

Their mailing address is:
Board of Clark County Commissioners
P.O. 5000
Vancouver, WA 98660-5000

Board decisions may be appealed to the Clark County Superior Court. The appeals must be mailed to:

Clark County Clerk's Office
P.O. Box 5000
Vancouver, WA 98660-5000

For more information regarding appeals to Superior Court call (360) 397-2292.

For more information regarding appeals, including an application and fees, refer to our "Appeals" handout on our Web site at www.clark.wa.gov/commdev/documents/devservices/handouts/22-appeal.pdf.

Glossary of case types

APL	Appeal
ARC	Archaeological
CARA	Critical Aquifer Recharge
CPZ	Zone Change
CUP	Conditional Use Permit
CVT	Covenant Release
FOR	Forest Practice
GEO	Geologic Hazard
GOR	Columbia River Gorge Scenic Area
HAB	Habitat
MZR	Planning Director Review
PUD	Planned Unit Development
PLD	Short Plat/Subdivision
PSR	Site Plan Review
PST	Post Decision Review
SEP	SEPA
SHL	Shoreline
VAR	Variance
WET	Wetland

Note: Projects submitted within the last seven days are marked as **New**.

Preapp Conferences

Project Case Number: Associated Cases: Location: Applicant Contact: Neighborhood: Staff Contact:	ORCHARDS CELL T WAIVER PAC2010-00010 10901 NE ROSEWOOD AV VANCOUVER , WA 98682 POWDER RIVER DEVELOPMENT SERVICES L P O BOX 630 BORING, OR 97009-0630 Sunnywide Neighborhood Association MICHAEL UDUK 360-397-2375, Ext. 4385	Description: Parcel: Preapp Conf: Final Rept : Appeal Period Ends: Case Status:	THE APPLICANT IS REQUESTING APPROVAL FOR A PRE-APP WAIVER TO CO-LOCATE UP TO 9 ANTENNAE AND 12 DAPS ON AN EXISTING 120 FT T-MOBILE ONOPOLE WITH ASSOCIATED EQUIPMENT. THE PROJECT IS LOCATED IN THE CL ZONE DISTRICT. 108900000 <i>In Review</i>	Conf. Room: New
Project Case Number: Associated Cases: Location: Applicant Contact: Neighborhood: Staff Contact:	UHAUL HAZELDELL PAC2010-00011 713 NE 82ND ST VANCOUVER , WA 98665 DAVID POLLOCK 713 NE 82ND ST VANCOUVER, WA 98665 NE Hazel Dell Nbhd Association MIKE BUTTS 397-2375, Ext. 4137	Description: Parcel: Preapp Conf: Final Rept : Appeal Period Ends: Case Status:	THE APPLICANT IS REQUESTING APPROVAL FOR A PRE-APPLICATION CONFERENCE WAIVER. THE APPLICANT WOULD LIKE TO INSTALL A PYLON SIGN LOCATED IN THE GC ZONE DISTRICT. 145275000 Preapp Waiver 4/9/10 4/23/10 <i>Approved</i>	Conf. Room: New
Project Case Number: Associated Cases: Location: Applicant Contact: Neighborhood: Staff Contact:	KOL AMI SYNAGOGUE PAC2010-00008 11913 NE 72ND AV VANCOUVER , WA 98686 OLSON ENGINEERING, INC 1111 BROADWAY VANCOUVER, WA 98660 Greater Brush Prairie Nbhd Association ALAN BOGUSLAWSKI 360-397-2375, Ext. 4921	Description: Parcel: Preapp Conf: Final Rept : Appeal Period Ends: Case Status:	THE APPLICANT IS REQUESTING APPROVAL OF AN APPROXIMATE 18,600 SF SYNAGOGUE AND A 3 LOT SHORT PLAT LOCATED ON APPROXIMATELY 23.76 ACRES IN THE C-3 ZONE DISTRICT 198579000 198634000 4/8/2010 10:00 A.M. <i>Notice Sent to Property Owners</i>	Conf. Room: 313 New

Preapp Conferences

Project	WARMAN PROPERTY	Description:	THE APPLICANT IS REQUESTING APPROVAL FOR EXISTING STORAGE BUILDINGS LOCATED IN THE AG-20 AND R-5 ZONE DISTRICTS.		
Case Number:	PAC2010-00009				
Associated Cases:	WET2007-00061				
Location:	3620 NE INGLE RD VANCOUVER , WA 98682-0000	Parcel:	172556000		
Applicant Contact:	MILLER NASH LLP 500 E. BROADWAY, STE 400 VANCOUVER, WA 98660	Preapp Conf:	4/8/2010 9:00 A.M.	Conf. Room:	313
Neighborhood:	Proebstel Neighborhood Association	Final Rept : Appeal Period Ends:			
Staff Contact:	RICHARD DAVIAU 360-397-2375, Ext. 4895	Case Status:	Notice Sent to Property Owners		New

Type 2 Administrative Decisions

Project		FOUNTAINS		Description:		THE APPLICANT IS REQUESTING POST DECISION APPROVAL TO CHANGE 203 TOWNHOMES INTO 210 APARTMENTS LOCATED IN THE MX ZONE DISTRICT.	
Case Number:		PST2009-00008					
Associated Cases:		PLD2006-00078	PSR2006-00060	SEP2006-00141			
Location:		10301 NE 117TH AV VANCOUVER , WA 98662					
Applicant Contact:		HARB ENGINEERING 701 COLUMBIA ST SUITE 111 VANCOUVER, WA 98660		Parcel:		200075000	200076000
				Comment Period Ends:		4/30/09	
				Final Rept :			
				Appeal Period Ends:			
Neighborhood:		Greater Brush Prairie Nbhd Association					
Staff Contact:		MICHAEL UDUK 397-2375, Ext. 4385		Case Status:		Notice Sent to Property Owners	

Project		MEADOW GLADE GYM		Description:		THE APPLICANT IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A NEW 15,600 SF GYM FOR AN EXISTING ELEMENTARY SCHOOL LOCATED ON 13.88 ACRES IN THE RC-1 ZONE DISTRICT.	
Case Number:		PSR2010-00007					
Associated Cases:		PSR2010-00007	SEP2010-00015	WET2010-00008			
Location:		11001 NE 189TH ST BATTLE GROUND , WA 98604					
Applicant Contact:		STERLING DESIGN, INC. 2208 E. EVERGREEN BLVD, STE. A VANCOUVER, WA 98661		Parcel:		119205056	193755000
				Comment Period Ends:		193758000	193778000
				Final Rept :		193755001	193779000
				Appeal Period Ends:			
Neighborhood:		Meadow Glade Nbhd Association					
Staff Contact:		ALAN BOGUSLAWSKI 360-397-2375, Ext. 4921		Case Status:		Fully Complete	

Project		NE 72ND AVE COVENANT		Description:		FULL RELEASE OF EXISTING CONCOMITANT REZONE AGREEMENT ON PROPERTY (192836-000)	
Case Number:		CPZ2010-00020					
Associated Cases:							
Location:		21417 NE 72ND AV BATTLE GROUND , WA 98604		Parcel:		192836000	
Applicant Contact:		RANDY PRINTZ PO BOX 1086 VANCOUVER, WA 98666		Comment Period Ends:			
				Final Rept :			
				Appeal Period Ends:			
Neighborhood:							
Staff Contact:		TERRI BROOKS 360-397-2375, Ext. 4885		Case Status:		In Review	

Type 2 Administrative Decisions

<div><div>Project</div><div>Case Number:</div><div>Associated Cases:</div><div>Location:</div><div>Applicant Contact:</div><div>Neighborhood:</div><div>Staff Contact:</div></div>	<div><div>NE 72ND AVENUE OFFICE BLDG</div><div>PSR2010-00006</div><div>PSR2010-00006 SEP2010-00014 MZR2010-00009</div><div>12301 NE 72ND AV VANCOUVER , WA 98686</div><div>RANDY PRINTZ PO BOX 1086 VANCOUVER, WA 98666</div><div>Greater Brush Prairie Nbhd Association</div><div>TERRI BROOKS 360-397-2375, Ext. 4885</div></div>	<div><div>Description:</div><div>Parcel:</div><div>Comment Period Ends: Final Rept : Appeal Period Ends:</div><div>Case Status:</div></div> <div><div>THE APPLICANT IS REQUESTING SITE PLAN APPROVAL TO CONVERT AN EXISTING 2185' HOME INTO OFFICE BLDG FOR ADMIN & MEETING USE IN THE BP ZONE DISTRICT.</div><div>198592000</div><div></div><div><i>In Review</i></div></div> <div>New</div>
<div><div>Project</div><div>Case Number:</div><div>Associated Cases:</div><div>Location:</div><div>Applicant Contact:</div><div>Neighborhood:</div><div>Staff Contact:</div></div>	<div><div>POR HOCKINSON</div><div>PSR2010-00005</div><div>PSR2010-00005 SEP2010-00012</div><div>16108 NE 192ND AV BRUSH PRAIRIE , WA 98606</div><div>ED FOURNIER PO BOX 302 BEND, OR 97709-0302</div><div>Concerned Citizens of Hockinson</div><div>VICKI KIRSHER 360-397-2375, Ext. 4178</div></div>	<div><div>Description:</div><div>Parcel:</div><div>Comment Period Ends: Final Rept : Appeal Period Ends:</div><div>Case Status:</div></div> <div><div>THE APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO CONSTRUCT A NEW 150' CELL TOWER INSIDE A 40' X 20' FENCED COMPOUND, ZONE R-5, LOT AREA 5.01 ACRES</div><div>204303000</div><div>4/9/10</div><div><i>Notice Sent to Property Owners</i></div></div>
<div><div>Project</div><div>Case Number:</div><div>Associated Cases:</div><div>Location:</div><div>Applicant Contact:</div><div>Neighborhood:</div><div>Staff Contact:</div></div>	<div><div>ROBERT CAMBELL TRUST</div><div>PLD2010-00002</div><div>PLD2010-00002</div><div>15817 NE BOUTELLE RD BATTLE GROUND , WA 98604</div><div>DAVID CAMPBELL PO BOX 40 HEISSON, WA 98622</div><div>MICHAEL UDUK 360-397-2375, Ext. 4385</div></div>	<div><div>Description:</div><div>Parcel:</div><div>Comment Period Ends: Final Rept : Appeal Period Ends:</div><div>Case Status:</div></div> <div><div>THE APPLICANT IS REQUESTING A PLAT ALTERATION APPROVAL TO VACATE PORTION OF A DRIVEWAY EASEMENT LOCATED ON 1.06 ACRES IN THE R-5 ZONE DISTRICT.</div><div>226284005</div><div></div><div><i>In Review</i></div></div> <div>New</div>

Type 2 Administrative Decisions

Project SUMMIT VIEW CHURCH		Description:	THE APPLICANT IS REQUESTING POST DECISION APPROVAL FOR RELIEF FROM FRONTAGE IMPROVEMENTS IN THE R1-7.5 ZONE DISTRICT.	
Case Number: PST2010-00004				
Associated Cases:	WET2000-00026	EVR2001-00002	PSR2000-00075	
	SEP2000-00102	EVR2000-00041	EVR2010-00003	
	BLA2009-00007	PSR2009-00009	SEP2009-00019	
Location: MZR2009-00010 7603 NE 182ND AV VANCOUVER , WA 98682		Parcel:	169480000	169491000
Applicant Contact: CHRIS AVERY MINISTER & GLAESER SURVEYING, 2200 EAST EVERGREEN BLVD. VANCOUVER, WA 98661		Comment		
Neighborhood: Proebstel Neighborhood Association		Period Ends:	3/8/10	
Staff Contact: JAN BAZALA 360-397-2375, Ext. 4499		Final Rept :		
		Appeal Period Ends:		
		Case Status:	Notice Sent to Property Owners	

Project	TYRELL JOHNSON HOME	Description:	THE APPLICANT IS REQUESTING HOME BUSINESS APPROVAL FOR THE STORAGE OF MASONRY SUPPLIES AND EQUIPMENT IN THE AG-20 ZONE DISTRICT.
Case Number:	HOC2009-00015		
Associated Cases:	SEP2009-00091		
Location:	19211 NE 167TH AV BATTLE GROUND , WA 98604-0000	Parcel:	194562000
Applicant Contact:	HFI CONSULTANTS 10 SOUTH PARKWAY AVE., STE 201 BATTLE GROUND, WA 98604	Comment	
Neighborhood:	Concerned Citizens of Hockinson	Period Ends:	
Staff Contact:	RICHARD DAVIAU 360-397-2375, Ext. 4895	Final Rept :	
		Appeal Period Ends:	
		Case Status:	Applicant Hold

Type 3 Public Hearings

All Hearings are held at 6:00 p.m. at the Public Services Center, BOCC Hearing Room, 1300 Franklin Street, 6th Floor, Vancouver, WA

Project AMBOY TERRITORIAL DAYS Case Number: CUP2009-00010 Associated Cases: Location: 21400 NE 399TH ST AMBOY , WA 98601 Applicant Contact: RICK JOHNSON PO BOX 584 BRUSH PRAIRIE, WA 98606 Neighborhood: Staff Contact: ALAN BOGUSLAWSKI 360-397-2375, Ext. 4921	Description: THE APPLICANT IS REQUESTING SITE PLAN AND CONDITIONAL USE APPROVAL FOR THE PLACEMENT OF MODULAR BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS AT AMBOY TERRITORIAL DAYS PARK IN THE RC-2.5 ZONE DISTRICT. Parcel: 275463000 275549000 Final Rept : 3/24/10 Appeal Period Ends: 4/27/10 Hearing Date: 4/8/10 Case Status: Approved w/Conditions
Project NOBLE MEADOWS SUBDIVISION Case Number: PLD2010-00001 Associated Cases: Location: 616 NE 149TH ST VANCOUVER , WA 98685-0000 Applicant Contact: JOEL STERLING 2208 E. EVERGREEN SUITE A VANCOUVER, WA 98661 Neighborhood: North Salmon Creek Nbhd Association Staff Contact: MICHAEL UDUK 360-397-2375, Ext. 4385	Description: THE APPLICANT IS REQUESTING APPROVAL TO SUBDIVIDE 9.37 ACRES INTO 32 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-10 ZONE UTILIZING THE PUD STANDARDS. Parcel: 185410000 Final Rept : 4/7/10 Appeal Period Ends: Hearing Date: 4/22/10 Case Status: Notice Sent to Property Owners
Project NOBLE MEADOWS SUBDIVISION Case Number: PUD2010-00001 Associated Cases: Location: 616 NE 149TH ST VANCOUVER , WA 98685-0000 Applicant Contact: JOEL STERLING 2208 E. EVERGREEN SUITE A VANCOUVER, WA 98661 Neighborhood: North Salmon Creek Nbhd Association Staff Contact: MICHAEL UDUK 360-397-2375, Ext. 4385	Description: THE APPLICANT IS REQUESTING APPROVAL TO SUBDIVIDE 9.37 ACRES INTO 32 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-10 ZONE UTILIZING THE PUD STANDARDS. Parcel: 185410000 Final Rept : 4/7/10 Appeal Period Ends: Hearing Date: 4/22/10 Case Status: Notice Sent to Property Owners

Type 3 Public Hearings

All Hearings are held at 6:00 p.m. at the Public Services Center, BOCC Hearing Room, 1300 Franklin Street, 6th Floor, Vancouver, WA

<div>Project</div> <div>Case Number:</div> <div>Associated Cases:</div> <div>Location:</div> <div>Applicant Contact:</div> <div>Neighborhood:</div> <div>Staff Contact:</div>	<div>POR HOCKINSON</div> <div>CUP2010-00001</div> <div>PSR2010-00005 SEP2010-00012</div> <div>16108 NE 192ND AV BRUSH PRAIRIE , WA 98606</div> <div>ED FOURNIER PO BOX 302 BEND, OR 97709-0302</div> <div>Concerned Citizens of Hockinson</div> <div>VICKI KIRSHER 360-397-2375, Ext. 4178</div>	<div>Description:</div> <div>Parcel:</div> <div>Final Rept : Appeal Period Ends: Hearing Date:</div> <div>Case Status:</div>	<div>THE APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO CONSTRUCT A NEW 150' CELL TOWER INSIDE A 40' X 20' FENCED COMPOUND, ZONE R-5, LOT AREA 5.01 ACRES</div> <div>204303000</div> <div>3/26/10</div> <div>5/27/10</div> <div>Notice Sent to Property Owners</div>
<div>Project</div> <div>Case Number:</div> <div>Associated Cases:</div> <div>Location:</div> <div>Applicant Contact:</div> <div>Neighborhood:</div> <div>Staff Contact:</div>	<div>POR RF</div> <div>CUP2010-00002</div> <div>PSR2010-00008 SEP2010-00016 PSR2009-00052 SEP2009-00104 WET2010-00010</div> <div>5613 NW 289TH ST RIDGEFIELD , WA 98642</div> <div>SHANIN PRUSIA 10376 SE SUNBURST WAY PORTLAND, OR 97086</div> <div>Ridgefield Junction Nbhd Association</div> <div>RICHARD DAVIAU 360-397-2375, Ext. 4895</div>	<div>Description:</div> <div>Parcel:</div> <div>Final Rept : Appeal Period Ends: Hearing Date:</div> <div>Case Status:</div>	<div>THE APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A 160' TOWER WITHIN A 40X40' FENCED COMPOUND WITH ASSOCIATED EQUIPMENT IN THE R-5 ZONE DISTRICT.</div> <div>213290000</div> <div>6/24/10</div> <div>Fully Complete</div> <div>New</div>
<div>Project</div> <div>Case Number:</div> <div>Associated Cases:</div> <div>Location:</div> <div>Applicant Contact:</div> <div>Neighborhood:</div> <div>Staff Contact:</div>	<div>WARMAN PROPERTY CUP</div> <div>CUP2009-00008</div> <div></div> <div>3620 NE INGLE RD VANCOUVER , WA 98682-0000</div> <div>MILLER NASH LLP 500 E. BROADWAY, STE 400 VANCOUVER, WA 98660</div> <div>Proebstel Neighborhood Association</div> <div>RICHARD DAVIAU (360) 397-2375, Ext. 4895</div>	<div>Description:</div> <div>Parcel:</div> <div>Final Rept : Appeal Period Ends: Hearing Date:</div> <div>Case Status:</div>	<div>THE APPLICANT IS REQUESTING CONDITIONAL USE APPROVAL FOR TWO EXISTING STORAGE BUILDINGS AND ONE BOAT HOUSE LOCATED IN THE R-5 AND AG-20 ZONE DISTRICTS.</div> <div>172556000</div> <div></div> <div></div> <div>Applicant Hold</div> <div>New</div>